



30 SOUTHWOOD DRIVE,
COOMBE-DINGLE, BS9 2QU

**GOODMAN
& LILLEY**



A BEAUTIFULLY EXTENDED THREE-BEDROOM SEMI-DETACHED HOME SET ON A QUIET, LEAFY ROAD IN COOMBE DINGLE, JUST A SHORT WALK FROM THE OPEN GREEN SPACES OF BLAISE CASTLE. OFFERING GATED OFF-STREET PARKING, STUNNING OPEN-PLAN LIVING, FAR-REACHING VIEWS ACROSS BRISTOL AND A PRIVATE REAR GARDEN, THIS MOVE-IN READY HOME PERFECTLY COMBINES PEACEFUL SURROUNDINGS WITH MODERN FAMILY LIVING.

Property Description

Situated on Southwood Drive in Coombe Dingle, this beautifully extended three-bedroom semi-detached home enjoys a peaceful, leafy setting just a short stroll from the stunning Blaise Castle and its expansive parkland. This quiet residential location is highly sought after, offering a wonderful balance of tranquillity and convenience, with local shops and amenities on Westbury Lane and the highly regarded Red Bus Nursery all within easy walking distance. The property also falls within the catchment area of several highly regarded and popular primary schools.

The property is set behind gated off-street parking and immediately impresses with its spacious and welcoming entrance hall. To the front, a cosy snug - currently used as a home office - features a charming fireplace, creating a versatile and comfortable additional reception space.

To the rear, the home opens up into a stunning open-plan kitchen/dining area which flows seamlessly into a thoughtfully designed lounge extension. This bright and sociable space is perfect for modern family living and entertaining, finished to a lovely standard and truly move-in ready. The extension also benefits from useful additional storage beneath - ideal for bikes and garden equipment.

Practicality has also been carefully considered, with a separate utility room to the side of the property, a downstairs WC, and external access allowing you to reach both the front and rear gardens without passing through the house -perfect for busy family life.

The rear garden offers a patio seating area and is predominantly laid to lawn, bordered by mature trees that enhance the sense of privacy and seclusion.

Upstairs, there are three bedrooms—two generous doubles and a single - alongside a well-appointed family bathroom. The two rear bedrooms enjoy far-reaching views across Bristol, adding to the home's appeal.

This is a fantastic opportunity to secure a stylish, extended family home in one of Bristol's most peaceful and desirable residential areas.

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- Extended three-bedroom semi-detached home
 - Spacious entrance hall with additional snug/home office
 - Useful storage space beneath the extension (ideal for bikes & garden equipment)
 - Three bedrooms (two doubles, one single)
 - Close to the highly regarded Red Bus Nursery
 - Quiet, leafy location in Coombe Dingle
 - Open-plan kitchen/diner flowing into bright lounge extension
 - Separate utility room and downstairs WC
 - Far-reaching views across Bristol from the rear bedrooms
 - Move-in ready and finished to a high standard



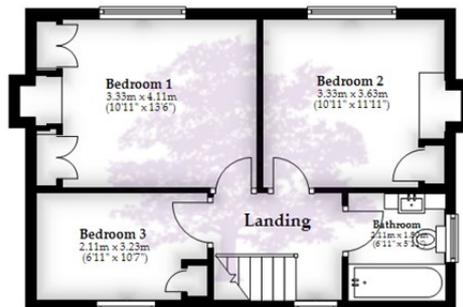
£425,000



Ground Floor



First Floor



Total area: approx. 116.8 sq. metres (1257.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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